

# 10.0

## Landscape

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### 10.1 Intent

The intent of this Chapter is to establish minimum standards for landscaping and trees within Central Issaquah that draw nature into this developing urban community. Adding green elements to soften the urban form provides opportunities for transitions from the natural edges into the built environment and ensures a livable, verdant, attractive Public Realm that restores both nature and human activity and contributes to the success of the establishment of the Green Necklace. These Development standards support the Design standards found in the Chapter 16, Landscape.

Minimum requirements and standards are established to:

- A. Create a Public Realm that helps to define the character and image of Central Issaquah;
- B. Promote safety as well as balancing privacy of residents and employees while establishing a Public Realm that accommodates, and even encourages, sociable, outgoing conviviality.
- C. Support a pedestrian and bicycle oriented environment;
- D. Provide safety to pedestrian, bicycle, and vehicular traffic;
- E. Promote wise and efficient use of potable water resources;
- F. Protect water quality; and
- G. Ensure appropriate plant material selection and spacing for proposed locations and uses.

### 10.2 Applicability

- A. **Scope:** The provisions of this Chapter shall apply to all zoned property and public rights-of-way in Central Issaquah. These provisions are applicable to all existing development, redevelopment,

new development, other changes, and vacant or undeveloped lands within the Central Issaquah Plan area as outlined in Chapter 1.0 Purpose and Applicability.

- B. **Site Stabilization:** Should any construction site remain cleared and unworked for more than 30 days, the Applicant shall provide necessary soil coverage to stabilize the site from erosion or the establishment of invasive plants. The Director may adjust the timeline based on the time of year and cause of the delay.
- C. **Landscape Plan:** Plans for review and approval are required for all public and private projects, except for existing lots in individual single family use; provided that developer-installed landscaping in common areas of residential projects shall not be exempt. Any surficial or above-grade equipment, utilities, or appurtenances not shown as part of the approved landscape plan shall be considered a significant revision and will require a revision to be submitted and approved. Additional planting or other screening elements may be required.

## GENERAL PROVISIONS

### 10.3 Site Evaluation, Existing Conditions and Design Considerations

Information necessary to provide adequate design review and landscape plan evaluation shall be submitted with or before submittal of the landscape plan. This information is necessary to determine how to provide the most efficient use of the existing and proposed landscape elements. Landscape review and analysis shall be required for all projects and shall include the following site evaluations:

- A. **Landscape, Tree and Irrigation Plans:** Preparation and Submittal:
  - 1. The landscape plan shall be designed or approved by a landscape architect, Washington-certified nurseryman/landscaper or other qualified landscape designer as authorized by the City, signed by the party accepting responsibility and liability for the proposed plan, and be submitted to the Permit Center. The Director has the option to request a laboratory analysis of topsoil conditions with an evaluation of the practical use of the soil and/or proposed retention for use in the final landscape design to be submitted with the landscape plan. Developments choosing to use Low Impact Stormwater Development shall follow the guidelines of the Low Impact Development Technical Guidance Manual, as amended.
  - 2. Tree plans are required for any clearing and grading permit or other development permit and shall include a plan for the planting, removal, replacement and protection of trees. Vegetative mapping may be allowed in place of a detailed tree plan for lots greater than two (2) acres if Landmark Trees are identified and vegetation is characterized by dominant plant species and major undergrowth. The Tree Plan will be used to calculate Minimum Tree Density, as described in Section 10.10 Minimum Tree Density.
  - 3. The irrigation plan shall be designed or reviewed and approved by a Certified Irrigation Designer or other qualified irrigation designer as approved by the City and submitted to the Permit Center with the building plans. Primary areas of review will be protection of the water supply, equipment within publicly owned rights-of-way and property, water meters, water pressure and flow rates, compliance with water conservation. The Director may require outside review of irrigation plans. Sufficient fees shall be charged to the applicant to cover the cost of the review.
  - 4. Planting and Irrigation Details: Planting details are adopted through administrative rules approved by the Director. All planting and irrigation plans, details and plant materials shall conform to the guidelines set forth in this chapter and administrative rules available at the Permit Center.
  - 5. Landscape and Irrigation Plan Revision: Landscape and irrigation plan revisions shall be approved by the Director, and installed according to the revised plan. Revised plans shall show all changes including different plant types, sizes, quantities, locations, irrigation, and all other landscape and irrigation elements. All revisions to landscape and irrigation plans shall be approved prior to installation.

6. Landscaping installed to meet the requirements of this Chapter must be maintained in perpetuity by the Applicant or its assignee.
7. Certificate of Occupancy: The final landscape and irrigation installation shall be approved prior to Certificate of Occupancy.

## 10.4 Landscape Requirements: Circulation Elements and Community Space

Circulation Facilities are one of the primary ways people experience a community. Appropriately incorporating landscape into the streets, trails, walks, and other Circulation Facilities will both humanize and achieve the urban character established in the Central Issaquah Plan and Design Standards, including Chapter 16.0 Landscape and related chapters.

### A. Street Trees

Street Trees provide shade, visual amenity, and buffer pedestrians and bicyclists from vehicular movement.

1. Street Trees shall be determined by the City as part of an approved Street Tree Plan. Trees planted under overhead utility wires shall be of a smaller variety (as specified by the Approved Street Tree List) which will not grow up to interfere with the wires.
2. Street Trees shall be required in all rights-of-way unless an exception is approved by the Director and shall be a minimum of two (2) inch caliper at the time of planting. Character, type of facility, adjacent uses, a sense of overall comfort and urban design, etc. will determine the tree appropriateness along other types of circulation facilities. The minimum tree pit size in a tree well shall be twenty-four (24) square feet and the minimum tree pit shall be three (3) times the size of the rootball. Permanent or temporary irrigation shall be required for a minimum of three (3) years.
3. Where Street Trees are required, they shall be provided at 30 feet on center; see Section 10.18.B for circumstances where there may be a modification of tree spacing.
4. Best available science measures shall be taken to enable trees and other landscaping to thrive and mature to prevent damage to infrastructure (e.g. sidewalks, street pavement, underground utilities (water, sewer, storm), power lines). Measures the city may require include, but are not limited to, Root Barrier, different sidewalk surfaces (extra thick concrete to resist upheaval, sidewalk panels, rubber sidewalk, etc.), structural soils, Silva cell, etc. The use of Root Barrier is encouraged adjacent to privately owned and maintained paved surfaces. The use of Root Barrier is required adjacent to publicly owned paved surfaces such as curbs, streets, sidewalks, alleys, trails, and similar areas, unless the Director approves an Administrative Adjustment.
5. Where tree wells are used, they shall be a minimum of 4 feet x 6 feet or equivalent square footage. Where adjacent uses are intense or sidewalks are standard width, tree grates shall be provided; the Applicant may also choose to use grates for character purposes. If tree grates are provided, grates shall have knock-out rings. Tree grates may be required to meet ADA accessibility requirements and to comply with the Circulation Facility Design Standards, Chapter 12.0.
6. The Applicant may also choose to use raised planters for street trees. The planter size shall be based on mature tree size, root structure, and tree health. Placement and design of the raised planter shall consider safety, functionality, and urban design character, such as door swings, visibility, and adjacent uses.
7. Permission by the City shall be required before any plant may be planted or removed from City property or public right-of-way. If a Street Tree or other tree or shrub on City property is removed, broken or otherwise damaged it shall be considered a violation of this chapter and subject to the applicable code enforcement and penalty provisions set out in IMC 1.06.010 General Penalties and IMC 18.05 Enforcement.

## **B. Landscape Requirements for Community Spaces**

Community Space landscaping shall meet the Development and Design Standards including Community Space Design Standards, Chapter 13.0, and the requirements of this Chapter, and the Landscape Design Standards, Chapter 16.0.

1. All planting areas shall contain Landscape, installed based on an approved plan.
2. Temporary structures and portable carts are allowed in Community Spaces. They must provide a minimum of four (4) feet of unobstructed walkway between the cart and the walkway edge for pedestrian movement.

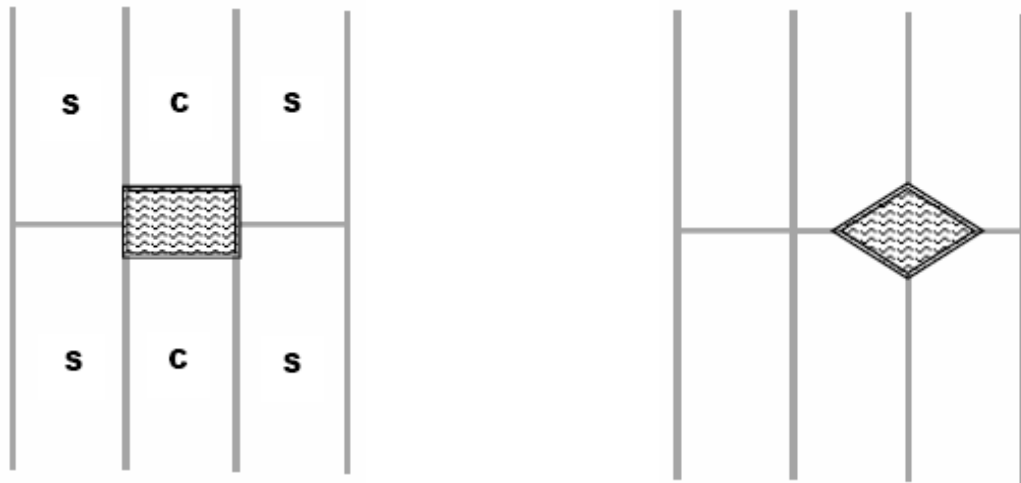
## **10.5 Landscape and Decorative Requirements for Parking Areas**

The purpose of landscaping or decorative elements in association with parking areas is to soften the visual appearance, reduce the impacts on adjacent pedestrians, screen views of parking, add shade, limit the amount of continuous impervious surface, and reinforce safe pedestrian access to buildings and connecting sidewalks. For the purposes of this chapter, a parking lot is defined as an area not within or under a building where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking. The following does not constitute a parking lot: parallel parking within the public right-of-way; parallel parking between the curbs of a private street; or on-site vehicular circulation which has parallel parking. However, landscape requirements shall be provided per 10.5.A.5 where head-in or angled parking has been approved for use in a street using the Administrative Adjustment of Standards process.

### **A. Regulation of Parking Lots**

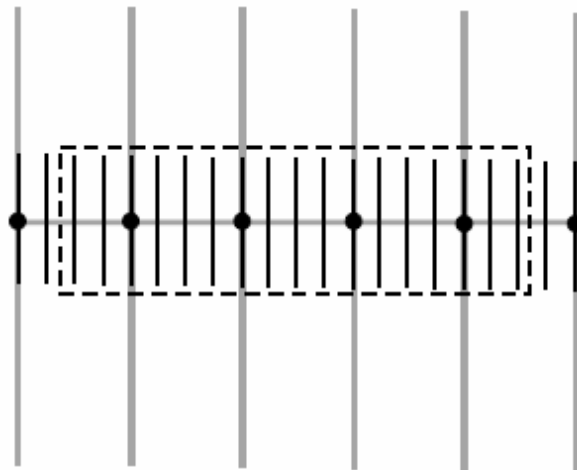
1. **Small Parking Lots:** Parking Lots less than a total of 2,300 square feet in size may provide required landscaping area along the edges, rather than in the interior, so long as the following are met:
  - a. At least one tree for every six stalls shall be provided in the edge landscaping; and
  - b. No more than four (4) standard spaces, five (5) compact spaces, or three (3) ADA stalls (with two associated walkways/loading areas) shall be placed in a continuous row.
2. **Interior Landscape:** Landscaping in the interior of parking lots is intended to diminish the effects of paving and shall consist of all of the following:
  - a. One (1) tree for every six (6) parking stalls;
  - b. The total of all interior landscaped areas, excluding Edge Landscape as required by Section 10.5 A3, shall be equal to or greater than ten (10) percent of the Parking Lot area;
  - c. Except where pedestrian access is provided, evergreen living groundcover and/or shrubs shall be spaced to achieve 100% Landscape Coverage in three years;
  - d. A landscaped area shall be provided at the end of parking aisles;
  - e. Clustering is permitted to encourage larger planting areas or achieve Low Impact Development such as rain gardens, however, the purpose of the landscape, as described in Section 10.5 above shall be achieved; and
  - f. The minimum width of landscape islands must be based on the plants installed in it, door swings, and adjacent uses. Landscape islands with trees must be a minimum of five (5) feet between curbs.
3. **Edge Landscape:** Landscaping along Parking Lot edges abutting public rights-of-way, Circulation Facilities, or Community Spaces shall be provided to create a Pedestrian Friendly environment and shall consist of the following:
  - a. Evergreen shrubs, at least two feet high at installation, to provide a continuous three (3) foot height hedge at maturity. These landscaped buffers for parking lot areas shall have a minimum width of three (3) feet; or
  - b. 3-foot tall fencing or wall, which is at least 75% opaque; or
  - c. A combination of Section 10.5A.3.a and Section 10.5.A.3.b; and,

- d. Living groundcover planted and spaced to achieve 100% landscape coverage in three (3) years.
4. **Alternatives to Parking Lot Landscaping:** To allow for flexibility and improve parking lot efficiency, the following alternatives to Sections 10.5A requirements may be selected by the Applicant:
- a. Tree wells at the head of a parking stall(s) may be used. Tree wells shall be a minimum of 40 square feet with additional space for root growth provided by structural soils. The trees shall be located such that they are protected from the cars at the trees' mature size. Protection mechanisms may include the size of planter, size of stall, curbs, tree guards, etc.



*Two methods of providing Tree Wells in Parking Lots. [S – standard stall; C – compact stall]*

- b. **Parking Lot Tree Replacement:** Architectural elements with horizontal components that visually break up and create shade in a Parking Lot may be substituted for to meet the intent of Section 10.5. Architectural elements could be arbors, trellises, solar panels, etc. Each 500 square feet of horizontal element replaces a required tree. The appropriate height for the horizontal element, relative to surrounding grade, would be determined based on surrounding uses and safety. This would be generally 5 feet of clearance for parked cars and 8 feet of clearance for areas where pedestrians are likely to be.



*A method for replacing required trees with architectural elements; the dashed box approximates one tree.*

- c. **Parking Lot Edge Treatment to replace Interior Parking Lot Landscape:** Architectural elements at the edge of a Parking Lot may count towards Section 10.5.A if the architectural elements meet the following requirements (This provision may replace the entire requirement in Section 10.5.A. Any reduction in required trees must be met separately.):
  - 1) The proposed architectural elements shall contribute to a Pedestrian Friendly environment and generally screen the Parking Lot from Circulation Facilities or Community Spaces.
  - 2) Provision of architectural elements which provide weather protection for adjacent pedestrians is encouraged.
  - 3) All horizontal and certain vertical components of an architectural element at the edge of a Parking Lot will count one for one, i.e. one square foot of architectural element equals one square foot of required Interior Landscape. Appropriate elements might include walls, trellises, arbors, solar panels, and/or artwork.
  - 4) Any portion of a vertical component above 3 feet in height may contribute to the landscape reduction, provided the overall height of the architectural element is at least 6 feet.
  - 5) The height of the horizontal elements must be placed at least 5 feet above the adjacent grade, unless the adjacent area is a walkway or place where people might be; then the horizontal element must be 8 feet above the adjacent grade.
  - 6) The architectural elements must allow pedestrians frequent physical and visual connections in and out of the parking lot. The frequency of visual and physical connections will be based on factors, such as:
    - a) the need for connections and access to businesses, uses, activities, etc;
    - b) the location of Circulation Facilities;
    - c) the level of vehicular traffic adjacent to pedestrian routes;
    - d) the presence or absence of adjacent street trees and on-street parking;
    - e) sidewalk width and activities;
    - f) safety issues such as sight lines at driveways and other vehicular entrances; and
    - g) the opacity, types, and heights of architectural elements selected.
5. **Head-in or angled Parking in the Right of Way or Private Street:** Where head-in or angled parking is allowed through the AAS process, landscaping is required between groups of parking stalls to achieve the purposes identified in 10.5 and shall include the following:
  - a. One (1) tree for every six (6) parking stalls;
  - b. The total of all landscaped areas, excluding the landscape/amenity zone as defined in Chapter 2 Definitions and shown in Chapter 6 Circulation, shall be equal to or greater than ten (10) percent of the parking stall area, excluding the travel lanes, bike lanes, and other area not intended for the parking of cars;
  - c. Groundcover or shrubs shall be provided. Except where pedestrian access is provided, evergreen living groundcover and/or shrubs shall be spaced to achieve 100% Landscape Coverage in three years; and
  - d. The minimum width of landscape islands must be based on the plants installed in it, door swings, and adjacent uses. Landscape islands with trees must be a minimum of five (5) feet between curbs.
  - e. Landscape and associated curbing shall be designed to facilitate street sweeping.

## **B. Regulation of Parking Structures**

While structured parking is encouraged, exposed garage structures and rooftop parking have negative impacts that must be minimized without unduly discouraging their construction. Exposed garage walls will be made more Pedestrian Friendly through treatments. Rooftop

parking is considered equivalent to a surface parking lot and must be modulated by either landscaping or non-landscaping methods.

1. **Perimeter Requirements:** Treatments along exposed Parking Structures abutting public rights-of-way, Circulation Facilities, or Community Spaces shall have visually and texturally interesting Pedestrian Friendly treatments, except where there are pedestrian or vehicular entries/exits to the Parking Structure. Treatment options are:
  - a. Landscape growing on the building or an attached structure, such as, Green Walls; or
  - b. A landscape area at least ten (10) feet wide composed of a combination of evergreen and deciduous trees, evergreen shrubs, and groundcover. The landscape materials may be clustered, staggered, or regularly spaced, as long as screening is achieved. The minimum required number of each landscape material is based on the linear footage of exposed Parking Structure frontage as follows: 1 tree per 20 linear feet, 1 shrub per 5 linear feet, and groundcover to provide 100% Landscape Coverage in three (3) years; or
  - c. Architectural elements and/or art; or
  - d. A combination of Section 10.5.B.1.a, and/or Section 10.5.B.1.b.
2. **Rooftop Requirements:** The purpose of architectural elements or landscape for rooftop parking is to soften the visual appearance of the rooftop, screen views of the rooftop, add shade, break up the visual appearance of rooftop parking, and reinforce safe pedestrian access to stairwells and elevators.
  - a. **Interior:**
    - 1) The square footage of all horizontal architectural elements or landscape interior to the rooftop parking shall be equal to or greater than ten (10) percent of the total rooftop parking area.
    - 2) The Applicant may choose to use architectural elements and/or landscape.
    - 3) The design, placement, distribution, etc. must achieve the purpose stated in Section 10.5.B.2 Rooftop Requirements.
    - 4) Horizontal architectural elements shall be 5 feet above areas used only by cars and 8 feet above areas used by people.
    - 5) No perimeter treatment may contribute to the 10% Interior requirement, except that portion which is greater than 5 feet in height; however, this provision may not be used to meet more than 50% of the Interior requirement.
  - b. **Perimeter:**
    - 1) Architectural elements or landscape shall provide a visual screen at least three (3) feet in height around the entire perimeter of the rooftop.
    - 2) On sides of the rooftop parking where adjacent or nearby occupied buildings are tall enough to look across or down upon the roof, architectural elements or landscape shall provide a visual screen at least five (5) feet in height.
    - 3) Architectural elements or landscape provided to meet the requirements of this Section, and which are visible from the exterior of the Parking Structure, shall be consistent with and/or complimentary to the exterior architecture.

## 10.6 Requirements for Outdoor Storage and Outdoor Sales and Display Areas

- A. **Outdoor Storage Areas:** Outdoor storage areas and recreational vehicle parking areas shall be screened with a wall and/or fence a minimum of six (6) feet in height. The combined height of the wall or fence shall be at least one (1) foot above the height of the items to be screened. The wall and/or fence shall be designed to be architecturally compatible with on-site buildings or adjacent buildings if none are provided on site, and the design standards in Chapter 16.0 Landscape. The wall and/or fence should be further softened or accented with an additional landscaping.



- B. Outdoor Sales and Display Areas: Pedestrian-oriented Sales and Display Areas are exempt from additional screening standards. Outdoor Sales and Display Areas which are not exempt shall meet the screening requirements for Outdoor Storage Areas in Section 10.6.A.

## 10.7 Plant Material Adjacent to Critical Areas

Native vegetation is encouraged to be retained adjacent to critical areas and buffers. In any case, all vegetation provided adjacent to critical areas shall be planted and maintained so that no plant material or runoff of irrigation water and fertilizers will be diverted into the critical areas or their associated buffers. Plants whose seeding methods or growth patterns are likely to result in migration into critical areas and their buffers shall not be planted near the critical area or buffer, unless they are categorized as native plants.

## 10.8 Landscape Requirements for Fences, Hedges, Waste Enclosures, and Mechanical Equipment

Fencing, installed other than on a property line within a required landscape area, shall be subject to the fence-related guidelines in the design standards in Chapter 16.0 Landscape.

- A. Fencing: When fencing is installed, other than on a property line, planting shall be on the side of the fence that has the greatest public use. Other design requirements for fences are provided in the design standards in Chapter 16.0 Landscape.
- B. Hedges: Hedges used for screening shall be pruned and maintained as necessary to comply with screening and sight area requirements and be at least one (1) foot above the height of the material being screened.
- C. Waste Enclosures: All waste containers shall be contained inside an enclosure, with a minimum six (6) foot high designed to extend a minimum of one (1) foot above the height of the container. The fence and/or wall shall be architecturally compatible with the buildings on the site and consistent with the Design Standards. The fence and/or wall shall provide a one hundred (100) percent sight-obscuring fence or wall. The wall and/or fence should further be softened or accented with an additional landscaping. The design of the enclosure shall comply with City's Waste Enclosure Guidelines, available at the Permit Center.
- D. Mechanical Equipment: All mechanical equipment areas not contained within buildings shall be screened from view through the use of landscape or fencing on all sides, except as needed to meet the access requirements for the utility.

## 10.9 Requirements for Blank Walls and Retaining Walls

- A. Blank Walls: Blank walls that front Circulation Facilities shall meet the requirements of Buildings, Chapter 14.0, and Chapter 16.0 Landscape. In addition to building design, landscape may be required to additionally enhance the blank wall and pedestrian experience as well as reduce the perceived scale.
- B. Retaining Walls: Large retaining walls over four (4) feet tall, including walls in single family subdivisions and plats, shall be landscaped and terraced where possible or the use of decorative wall material or raised planter beds shall be incorporated to obscure the wall's surface. See Chapter 16.0 Landscape for additional requirements.

## 10.10 Minimum Tree Density

- A. A minimum tree density of retained and replanted trees shall be maintained in the Developable Site Area of all developed sites. The minimum tree density shall be four (4) significant trees (or their equivalent size in caliper inches at 4.5 feet above ground) per 5,000 square feet of Developable Site Area.
- B. Alternative Locations: Where the Director determines it is not feasible to maintain the minimum density on site, to fulfill the balance of the minimum density, the City may accept planting off site



or payment to the City Tree Fund as established in Section 10.14 Replacement Trees. Replanted trees and tree funds received shall be directed to Replacement Trees within Central Issaquah.

#### 10.11 Tree Removal on Vacant and Developed Properties

- A. Vacant Lots: Removal of trees from a vacant lot prior to a project development is prohibited except as provided for in 10.12 Tree Removal Review.
- B. Developed Properties: Tree removal requests for developed non-single family lots shall be required to meet the minimum tree density requirements as established in Section 10.10 and maintenance requirements of this chapter. Tree removal shall comply with the approval criteria of the applicable landscape plan or with the intent of the Landscape Code and design criteria if no plans are available. The City may require a bond to ensure the survival of replacement trees.
- C. Protected Trees: Removal of protected trees is prohibited, except as provided in Section 10.12 Tree Removal Review, or through the approved modification of a Landscape Plan.
- D. Demolitions: Tree removal shall be prohibited as part of a permitted demolition except as required to reasonably conduct demolition activities subject to approval of the Director. Tree replacement may be required for removed trees.
- E. In critical areas and in all native growth protection easements, tree removal is prohibited except as allowed per Chapter [18.10](#) IMC, Environmental Protection.

#### 10.12 Tree Removal Review

- A. Tree Removal Permit on Commercial or Multifamily Lots : The following actions require a Tree Removal Permit to be approved by the Director and are subject to the criteria in subsection (A)(2) of this Section:
  - 1. Existing non-single family development with or without an approved landscape plan:
    - a. Removal of a landmark tree; or
    - b. Removal of a significant tree; or
    - c. Substantial alterations to the landscape area as a result of any tree removal.
  - 2. Approval Criteria and Conditions of Removal:
    - a. A Tree Removal Permit may be granted when one (1) or more of the following criteria are met:
      - (1) Removal of tree(s) causing obvious physical damage to structures including but not limited to building foundations, driveways or parking lots. Routine maintenance of roofs that is required due to leaf fall does not constitute obvious physical damage to structures.
      - (2) Removal of tree(s) providing solar access to buildings incorporating active solar devices. Windows are solar devices only when they are south-facing and include special storage elements to distribute heat energy.
      - (3) Removal of tree(s) for the purposes of thinning a heavily wooded area where remaining trees may benefit by thinning and the site's overall appearance or function is maintained.
      - (4) Removal of tree(s) that are part of an approved landscape plan for the purpose of replacing unhealthy or diseased trees or modification to another approved landscape plan.
    - b. Conditions of Removal:
      - (1) The tree removal shall not create soil disturbance greater than allowed in Chapter [16.26](#) IMC, Clearing and Grading, or if soil disturbance is greater, a Clearing and Grading Permit is issued.
      - (2) Tree removal and any required replanting shall meet the intent of the approved landscape plan or, if there is not an approved landscape plan, then removal shall

meet the intent of the Landscape Code and/or the design criteria checklist, whichever is greater. A revised landscape plan and replanting may be required for multifamily and commercial properties.

3. Additional Permits Required:
  - a. Substantial change to an approved landscape plan area (or existing landscaping if no approved landscape plan exists) may require a Level 1 Review.
  - b. A Clearing and Grading Permit may be required if clearing, grading or filling actions associated with tree removal exceed permit thresholds in IMC [16.26](#), Clearing and Grading.
- C. Tree Removal – Hazardous Trees: See IMC 18.12 Landscaping
- D. Tree Removal – Single Family lots: See IMC 18.12 Landscaping
- E. Tree Removal Exemptions: A tree removal form or permit is not required for:
  1. Removal of non-significant trees that are not protected by any other means.
  2. Removal of trees in association with right-of-way and easements. Tree removal by a public agency or a franchised utility within a public right-of-way or upon an easement, for the purpose of installing and maintaining water, storm, sewer, power, gas or communication lines, or motorized or non-motorized streets or paths. Notification to the City by the public agency or franchised utility is required prior to tree maintenance or removal within City-owned rights-of-way.
  3. Tree removal in association with mineral resource extraction or processing in a mineral resource zone regulated under IMC [18.07.525](#), Mineral Resource Zone (“M”) development standards.
  4. Emergency Removal: Any number of hazardous protected and nonprotected trees may be removed under emergency conditions. Emergency conditions include immediate danger to life or dwellings or similar stationary and valuable property, including the presence of a target. Emergency removal may occur and all the following conditions shall be met:
    - a. The City is notified the following business day of the unpermitted action;
    - b. Visual documentation (i.e., photographs, video, etc.) is made available; and
    - c. The felled tree remains on site for City inspection.
    - d. Replacement required for Non-Single Family Use: The property owner will be required to provide replacement trees as established in Section 10.14, Replacement Trees.
    - e. Should the City determine that the tree(s) did not pose an emergency condition, the owner shall be cited for a violation of the terms of this chapter.

### 10.13 Tree Retention Requirements

Individual deciduous trees or clusters of trees with outstanding qualities, form and health shall be retained whenever possible. The soil around retained trees shall remain undisturbed with a disturbance-free zone extending beyond their critical root zone. The soil grade around an individual tree within a cluster designated for retention shall not be altered within the critical root zone of the tree or within 15 feet of its trunk, whichever is greater. Trees shall not be designated for retention if they are dead or in a declining state, or if they are hazardous.

- A. Tree Retention Requirements:
  1. General Tree Retention Requirements: Significant trees on lots proposed for project development or redevelopment in Central Issaquah shall be retained as follows:
    - a) 25% of the total caliper (4.5 feet above ground or “dbh”) of all significant trees in Developable Site Area shall be retained except as modified by “Modification to Tree Retention Requirements” below.
  2. Priority of Tree Retention Requirements: Significant trees shall be retained in the following priority order:
    - a) Priority One:

- 1) Significant trees, especially Landmark trees, which can integrate into, and enhance, a development, such as part of a Community Space;
  - 2) Significant trees on slopes greater than twenty (20) percent;
  - 3) Significant trees adjacent to critical areas and their associated buffers;
  - 4) Significant trees over sixty (60) feet in height or greater than eighteen (18) inches dbh.
- b) Priority Two:
    - 1) Healthy tree groupings whose associated undergrowth can be preserved;
    - 2) Other significant native evergreen or deciduous trees; and
    - 3) Other significant nonnative trees.
  - c) Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained except where adjacent to open space, wetlands or creek buffers.
- B. Modification to Tree Retention Requirements: A reduction of the tree retention requirements may be approved by the Director provided the following criteria 1-4 and/or criteria 5 are met. In all modifications, criteria 6 is required to be met:
1. The modification is consistent with the purpose and intent of this Chapter, and the Central Issaquah Plan goals and policies.
  2. The modification incorporates the retention of a grouping(s) of smaller trees that make up the equivalent diameter inches and retains other natural vegetation occurring in association with the smaller tree grouping(s).
  3. The modification is necessary because the size, shape, topography, location of the subject property may jeopardize the reasonable use of the property and reasonable alternatives do not exist.
  4. The modification is necessary because the proposed buildings and site layout, required ingress/egress, existing and proposed utility locations, trails, storm drainage improvements or similar constraints may jeopardize the reasonable use of the property and reasonable alternatives that are consistent with the Central Issaquah Plan do not exist.
  5. The modification is necessary to provide solar access to a building that incorporates active solar devices. Windows are solar devices only when they are south-facing and include special storage elements to distribute heat energy.
  6. The applicant replaces trees on site and/or off-site or pays a fee in-lieu-of in accordance with 10.14.C-D Replacement Trees for reductions less than the minimum tree density requirement.
- C. Additional Tree Protection: The Director may approve an administrative adjustment of other standards in order to retain existing healthy significant tree(s).

## 10.14 Replacement Trees

- A. Replacement Tree Requirement: Trees removed pursuant to the provisions of this chapter shall be replaced per the following criteria:
1. For tree removal associated with a commercial or multifamily revision to an approved landscape plan, replacement may be calculated based on meeting the landscape plan purpose and intent. This may include: adjustments to the timing of replacement up to six (6) months, or to the size of replacement trees up to one (1) inch, when justification can be provided that the changes meet or exceed the original landscape plan.
  2. For All Other Tree Removal: One (1) replacement tree for every six (6) inches of caliper at dbh of trees removed if remaining tree density is below the minimum requirements in, Section 10.10 Minimum Tree Density requirements.
  3. All replacement trees shall be:
    - a. A minimum of two (2) inch caliper for deciduous trees and seven (7) to eight (8) feet tall for conifers for multifamily and commercial lots;

- b. A minimum of five (5) gallon for existing single family lots.
- 4. Tree replacement must be completed the end of the calendar year the tree is removed.
- B. Replacement Tree Maintenance and Quality: Replacement trees shall be State Department of Agriculture Nursery Grade No. 1 or better and must be consistent with the approved tree plan. Replacement trees must be staked, fertilized, mulched and protected as required in Section 10.17, Landscape Requirements and Specifications. Fifty (50) percent of replacement trees must be evergreens for the replacement of evergreen trees or deciduous if a deciduous tree is removed.
- C. Replacement Tree Location: The applicant's proposed location of transplanted or replacement trees shall be subject to approval of the Director as part of the tree replacement plan.
  - 1. Location On Site: To the extent feasible, trees shall be relocated or replaced on site.
  - 2. Relocation or Replacement Off Site: Where it is not feasible to relocate or replace trees on site, relocation or replacement shall be made at another Director approved location in the Central Issaquah Area.
  - 3. Payment into City Tree Fund: If a suitable relocation site is not available, the applicant is required to pay into the City Tree Fund an amount of money approximating the current market value of the replacement trees and the labor to install them.
- D. Value: The value of significant and protected trees shall be established according to the formula outlined in the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers. This value shall be determined by the City.

## 10.15 Tree Maintenance

- A. Tree Maintenance: The following regulations shall apply to all significant and protected trees. The City Arborist is authorized to make adjustments to the standards and requirements on a case-by-case basis using best professional judgment.
  - 1. An irrigation method, approved by the City, shall be provided to all newly planted protected trees through an establishment period.
  - 2. All pruning shall be done to the most recent ANSI standards (A300-1995 and Z133.1-1994). Canopy raising, canopy cleaning, and canopy thinning as defined in Chapter 2.0, Definitions, are permitted; provided, that they do not meet the definition of excessive pruning in Chapter 2.0, Definitions. No permit shall be required for maintenance pruning.
  - 3. Tree topping is prohibited, except under the following circumstances:
    - a. Branches interfering with utility lines.
    - b. Significant canopy dieback has occurred.
    - c. Storm damage or prior incorrect pruning requires correction.
  - 4. If illegal tree topping has occurred, the property owner shall have a Certified Arborist develop and implement a five (5) year pruning schedule in addition to monetary fines and required tree replacement.
  - 5. Excessive Pruning: Excessive Pruning as defined in Chapter 2.0, Definitions, is a violation of this chapter.

## 10.16 Maintenance and Landscape Bond Requirements

- A. All landscapes shall be maintained in a safe, healthy and attractive manner in perpetuity. All existing landscapes within the City shall also be kept weed and litter free and the plant material shall be maintained in good growing condition. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape plans and shall maintain all landscape material. The property owner is the responsible entity to ensure the landscaping is maintained in an appropriate manner, regardless of any second party landscape maintenance agreements.
- B. Regular maintenance procedures shall be as follows: Litter pickup; Mowing turf; Edging turf; weeding plating beds; sweeping; irrigation; Fertilization as needed per manufacturer's

specifications to keep plants healthy and actively growing; Pruning to required heights and widths; and Pest and disease control (all chemical products and application methods shall be approved by the City Parks Department).

- C. It is recognized that these procedures may vary due to weather conditions, seasonal events, etc. The above guidelines are to serve as a standard for normal maintenance operations
- D. All landscaping and necessary irrigation systems shall be installed per approved plan in a safe, healthy and attractive manner. To insure this occurs, the applicant shall provide a performance guarantee, in a form approved by the Director, equal to 150 percent of the total costs of the improvements permitted. This guarantee shall be provided prior to permit issuance.
- E. Following installation to insure that all plant material used is maintained in a healthy and attractive manner through its establishment period, the applicant shall provide a surety in the amount of 50% of the value of the plant material and irrigation installed for a period of three (3) years.
- F. Corrective measures: If any portion of the approved landscaping dies or is not maintained in a healthy manner, the Director shall provide the applicant with a correction letter. If corrective actions are not taken within 60 days, the Director may utilize the guarantee provided to restore which may include the replacement of landscaping, weeding, litter removal or other activities deemed necessary by the Director to restore the area to permit condition.
- G. At the end of the establishment period, the Director shall return the remaining deposit to the applicant.

#### 10.17 Landscape Requirements and Specifications

The following landscape requirements and specifications shall apply to all landscaping required under this Chapter. A landscape professional, selected jointly by the City and the Applicant, is authorized to make recommendations for adjustments to the following standards on a case-by-case basis.

- A. **Centennial Tree:** "Eddie's White Wonder" Dogwood (Cornus "Eddie's White Wonder") has been chosen as Issaquah's official Centennial Tree. Applicants are therefore encouraged to use it as a single specimen or in small group plantings.
- B. **Drainage:** All landscape areas shall be adequately drained, with consideration of existing high water table, either through natural or man-made drainage systems. A percolation rate of one-half (1/2) inch of water per hour is acceptable. Where the high water table may interfere with the health and establishment of street trees or other required trees, tree pits may be drained to the storm drainage system. If developments choose to Low Impact Development techniques, they shall use the guidelines in the LID Technical Guidance Manual.
- C. **Fertilizer, Herbicide, and Pesticide Use:** All fertilizer, herbicide, and pesticide applications, including broad spectrum applications, 'weed and feed', and pre-emergent pesticides, shall conform to the Best Management Practices and Landscape Contractor Manual for the Project, distributed by the Applicant, following initial review and approval by the City. The use of plant material or maintenance practices requiring excessive fertilizer, pesticide or herbicide applications to be kept healthy and attractive shall not be allowed. Integrated pest management (IPM) strategies shall be incorporated into landscape design and maintenance whenever possible. Fertilizer, herbicide, and pesticide applications shall be made in a manner that will inhibit their entry into waterways, wetlands, and storm drains. In CARA Class 1 and 2 areas, some proposed developments shall prepare an operations and maintenance manual plan as required by separate regulations.

- D. **Structural Soils:** Where small landscape islands (40 square feet or less) or other limited spaces are used for trees, structural soils, Silva cells, or similar techniques shall be provided surrounding the exposed planting area to increase the effective size of the growing area for the tree to at least 100-150 square feet based on the mature size or root structure of the tree.
- E. **Plant Selection:** All perennial plants shall be adapted to their sites (sun exposure, cold hardiness, hydrozones, soil type, soil pH, etc.). Plants, excluding annuals, with differing environmental/cultural requirements shall not be used together if desirable circumstances cannot be provided for both. New perennial plant materials shall consist of at least one the following: native, drought tolerant varieties, or non-native species that have adapted to the climatic conditions of the greater Issaquah region. All plants shall be selected and sited taking into consideration the mature size of the plant and the space allowed for the plant to grow unobstructed. Plants shall be selected that are appropriate for the provided space in order to minimize persistent pruning. No plants shall be allowed that are determined to be noxious weeds per the King County Noxious Weed Control Board pursuant to the State Weed Control Law, Chapter 17.10 RCW. See the list of native trees and shrubs for wildlife habitat in the Issaquah area available at Permit Center. All plant materials used shall meet the most recent American Association of Nurseryman Standards (ANSI Z60.1) for nursery stock.
- F. **Plant Sizes and Spacing**
1. Minimum Plant Sizes and Maximum Plant Spacing for Landscape Areas for landscape areas shall be as follows:
    - a. Groundcovers: 4 inch pot with 12 inch spacing or 1 gallon pot with 18 inch spacing in a triangular planting arrangement;
    - b. Evergreen / Deciduous Shrub: minimum 2 or 3 gallon pot or balled and burlapped equivalent;
    - c. Trees: Spacing is dependent on the type and size of the trees used and will depend on the landscape type that is required per the approved landscape plan. One (1) tree shall be provided for each one thousand (1,000) square feet of area to be landscaped. In general:
      - 1) Small Tree: A tree whose ultimate height is less than thirty (30) feet under normal urban growing conditions. When planted, they shall be no smaller than one and one-half (1-1/2) inch caliper, six (6) to eight (8) feet in height, spacing no more than an average of twenty (20) feet on center.
      - 2) Medium Tree: A tree whose ultimate height is between thirty (30) and fifty (50) feet under normal urban growing conditions. When planted, they shall be no smaller than two (2) inch caliper, ten (10) feet to twelve (12) feet high and shall be spaced no more than an average of thirty (30) feet on center.
      - 3) Large Tree: A tree whose ultimate height is over fifty (50) feet under normal urban growing conditions. When planted, a deciduous tree shall be no smaller than two and one-half (2-1/2) inch caliper, twelve (12) feet to fourteen (14) feet in height and shall be spaced no more than an average of forty (40) feet on center.
      - 4) Narrow Tree: A tree whose maximum width is less than fifteen (15) feet. Spacing shall be reduced to accommodate the reduced width of the tree species.
      - 5) Coniferous tree: When planted, they shall be six (6) to eight (8) feet high as measured per the ANSI Standards; spacing is dependent on species and landscape type.
      - 6) Multistemmed trees shall be a minimum of eight (8) to ten (10) feet high when planted.
      - 7) Street trees when planted shall be a minimum of two (2) inch caliper regardless of ultimate size.
  2. Plans shall indicate plants at 85% of mature size.



3. All planting areas shall contain Landscape, installed based on an approved plan, and appropriately spaced to provide total coverage of the landscape area within three (3) years.
4. **Plant Standards:** All plant materials used shall meet the most recent American Association of Nurseryman Standards for nursery stock: ANSI 260.1.

#### **G. Tree Pruning, Landscape Removal and Shrub Pruning**

1. Applicability: This Section shall apply to the removal of landscape material for all landscape areas approved by the City as part of the permitting process. Any activities undertaken in Critical Areas or encumbered properties shall be consistent with IMC 18.10 Environmental Protection.
2. Pruning and Landscape Removal
  - a. All pruning shall be done to the most recent National Arborist Association Standards: ANSI Z133.1 (2001) for safety factors and Z300 (part 1) for pruning. It is recommended that all pruning be done to Class I (Fine Pruning), Class II (Standard Pruning), or Class III (Hazard Pruning) standards. Class IV (Crown Reduction Pruning) shall only be done for the following reasons:
    - 1) Branches interfering with utility lines.
    - 2) Significant crown dieback has occurred.
    - 3) Storm damage or prior incorrect pruning requires correction.
  - b. In no case is topping (the severe reduction of branches without consideration of the specifications for cutting back) allowed.
  - c. No more than twenty-five (25) percent of the total canopy may be removed unless approved by the City's Horticulturist.
  - d. Work: All pruning or landscape material removed for views or aesthetic reasons shall require that all work be done in a competent and workmanlike manner in accordance with the International Society of Arboriculture Standards (ANSI) Z133.1. The Director may require a security for all work, and may require that such work be supervised by a landscape architect, arborist, forester or other professional to ensure work is performed in accordance with approved plans.
3. Tree and Landscape Removal for Safety
  - a. Removal of landscape material shall be authorized by the Director based on either of the following:
    - 1) The recommendations of a qualified professional for cases where, given the potential of a tree to damage property or pose safety risks for residents due to the instability of the tree, removal may be necessary.
    - 2) In cases where landscape material is determined by a qualified professional to be a fire hazard, removal may be necessary.
4. Violations: Violations of any portion of this chapter shall be subject to the applicable code enforcement and penalty provisions set out in IMC [1.06.010](#), General penalties and IMC [18.05](#) Enforcement.
5. **Shrub Pruning:** Shrubs used for screening purposes shall have a predetermined minimum desired height shown on the landscape plan. Once the desired height is reached, they will not be pruned below that height, except occasionally on the recommendation of a qualified landscape professional for the plant's health and to retain the form of the plant. In this situation, "occasionally" means no more frequently than once every 5 years. A plant which must be significantly cut back more frequently should not be used where the regular presence of the shrub is desirable or required.

#### **H. Soil Porosity**

Soils in planting areas shall have adequate porosity to allow root growth. Soils which have been compacted to a density greater than 85 % Maximum Dry Density or MDD (penetrable

with a hand shovel) shall be loosened to increase aeration to a minimum depth of 18 inches, or to the depth of the largest plant root ball, whichever is greater. Imported topsoils shall be tilled into existing soils to prevent a distinct soil interface from forming. After soil preparation is completed, motorized vehicles shall be kept off the area to prevent compaction and damage to underground irrigation systems and utilities.

#### **I. Tree Protection**

Where vehicles may overhang into required landscape areas, trees shall be located such that they are not damaged by parked vehicles. Trees in lawn areas are required to have a mulched bed extending a minimum of 18 inches in all directions from the base of the tree. In addition, protective devices such as bollards, trunk guards, root guards, etc., may be required in some situations.

#### **J. Water-Wise Planting and Irrigation**

A permanent, efficient irrigation system shall be installed in all landscapes unless exempted pursuant to this Section. The system shall be designed to conserve water by using best available conservation technology and irrigation best management practices. These techniques may include, but are not limited to: subsurface or drip irrigation to minimize evaporation loss, moisture sensors or rain sensors to prevent irrigation during rainy periods, weather-based automatic controllers to ensure proper duration of watering, sprinkler head selection and spacing designed to minimize overspray, use of plants with similar water needs, soil moisture sensors and separate zones for turf and shrub hydrozones and microclimates to meet watering needs of different sections of the landscape. Exceptions to the irrigation requirement, as approved by the Director, may be made for: street-tree-only plantings, approved xeriscape (low water usage) plantings, landscaping using drought-tolerant plants, established indigenous plant material, landscaping in conjunction with low impact development stormwater systems or landscapes where natural appearance is acceptable or desirable to the City; a temporary irrigation system may be required until the planting material is established. In those situations where irrigation is necessary, the following shall be required for all landscape irrigation areas:

1. Irrigation systems shall be designed to avoid runoff, low-head drainage, overspray, or other similar conditions where irrigation water flows onto adjacent property, nonirrigated area, or impervious surfaces by:
  - a. Considering soil type and infiltration rates;
  - b. Using proper irrigation equipment and schedules, including such features as repeat cycles, and matched precipitation and infiltration rates; and
  - c. Considering special problems posed by irrigation on slopes, in median strips, and in narrow hydrozones.
2. Irrigation systems shall be designed and installed to have a minimum distribution uniformity of 0.65 or greater, and potentially an audit at Installation.
3. Landscape water features shall use nonpotable water unless the water feature is designed to both minimize water loss and recirculate water used in operation.
4. Irrigation systems shall utilize a master control valve connected to a flow sensor and irrigation controller.
5. Irrigation systems shall include a rain or soil moisture sensor designed to shut off or override watering during rainfall events.
6. Irrigation systems in right-of-way medians, curb strips, parking lots or other landscape strips of less than five (5) feet in width or turf-grass exceeding a slope of three horizontal feet to one vertical foot (3:1) provided through a low-volume, subsurface irrigation system providing a distribution uniformity of not less than 0.90.
7. Irrigation systems shall be designed with provisions for winterization by providing either:
  - a. Manual drains (automatic valves are not permitted) at all low points; or

- b. Method to blow out irrigation system pipes with pressurized air.
8. Irrigation Maintenance: Irrigation systems shall be maintained and inspected periodically to assure proper functioning, adjust scheduling and to meet irrigation water budget requirements. Replacement of components shall be original specified parts or materials, or their equivalents.

#### **K. Water-Wise Mulches, Amendments, and Soils**

All new landscape areas shall be required to amend soils to improve soil health and nutrient availability, increase porosity, infiltration and moisture holding capacity and shall meet minimum specifications for soils, compost, mulches and seed mixes. The following planting, mulching and topsoil amendments shall be required for all landscape areas:

1. Soil amendments may be necessary for a healthy growing medium, which will increase the survival rate for new planting, improve drainage, and reduce on-going maintenance requirements.
2. Subgrade shall be a minimum of eight (8) inches below finish grade. Substandard soils shall be removed prior to adding amendments.
3. Mulch new planting areas to minimize evaporation, reduce weed growth and slow erosion. Use fully composted material. All mulches used in planter beds shall be feathered to the base of the plants and kept at least six (6) inches away from the crowns of shrubs or trunks of trees.
4. Moisture polymers may be added to soil to reduce the watering requirements.
5. Water tubes may also be added to the tree plantings to allow water to penetrate the soil.
6. Incorporate water and nutrient holding materials into the soil as deep as possible (a minimum of twelve (12) inches). Use fully composted organic material.
7. **Soil Analysis:** A laboratory analysis of topsoil may be required to be prepared and submitted with the landscape plan, if the quality of the soils are in question.
8. **Proposed Use of Existing Soil:** with an evaluation of the practical use of the soil and/or proposed retention for use in the final landscape design shall be prepared and submitted with the tree plan and landscape plan.

#### **L. Restoration of cleared areas**

Following grading and construction activities, the Applicant shall submit a restoration proposal to the Director for review and approval that includes:

1. Timing for completion
2. Proposed material (to include groundcover, shrubs and trees, as appropriate)
3. Temporary water supply, if necessary.

The proposal need not be a graphic representation of the area, but may consist of a letter outlining the items above. This commitment must be completed, or bonded for, prior to City acceptance or granting Final inspections and/or Certificates of Occupancy.

### **10.18 Administrative Adjustment of Standards**

#### **A. Approval Criteria**

Approval must be based on a determination that the adjustment is consistent with the purpose and intent of this Chapter. The following approval criteria in conjunction with Chapter 3.0 Procedures shall be used to determine whether an Administrative Adjustment shall be granted for landscape standards:

1. **Vision.** The modification(s) will be equal to, or superior in, fulfilling the intent and purpose of the Central Issaquah Plan and this Chapter;
2. **Access.** The modification(s) does not negatively impact the abutting property in a significant manner;

3. **Compatibility.** The landscape modification(s) shall provide consistency with the intent, scale and the character of the uses(s) involved and shall not jeopardize the screening and buffering of other uses for specific areas (for example, waste collection, service/loading, and parking areas);
4. **Safety.** The modification(s) does not negatively impact any safety features of the project, nor create any hazardous features (such as water quality) in a significant manner; and
5. **Services.** The proposal will not create negative impacts to public services, including but not limited to fire and emergency services.

## **B. Case by Case Modifications**

The following potential modifications were identified for consideration on a case by case basis:

1. **Street Tree spacing:** the Applicant may propose to vary the spacing based on a response to the context while also respecting the District Vision and urban design as established through the Central Issaquah Plan and Landscape Design Standards, Chapter 16.0, in addition to the purpose of street trees as described in this Chapter. Review and approval may occur with the land use permit or as a separate modification with construction permits. Potential examples include:
  - a. The presence of a Community Space, primary building entries, or additional building setback where modified tree spacing could integrate the sidewalk into the space or enhance its presence.
  - b. Types of street trees selected. For instance, the use of trees with smaller or larger tree canopies may indicate the need to increase or decrease spacing, as long as long-term tree health is maintained.
  - c. Types and intensity of uses in the sidewalk and/or planting strip. For instance the use of a planting strip as a rain garden may dictate the need to modify tree space.
  - d. Use of architectural or landscape elements that achieve the same purpose as street trees.
  - e. Urban design characteristics.
2. **Replacement Trees:** Tree sizes specified in Section 10.14 Replacement Trees are for urban trees and may not be appropriate in some circumstances. For example if the tree to be retained is multi-stemmed or the appropriate replacement tree is multi-stemmed. Consideration may be given to alternative methods for meeting the intent of the regulations.
3. **Groundcover size and spacing:** An applicant may request a modification to Section 10.17.F.1.a Groundcovers specifically for smaller plant sizes or larger plant spacing. The applicant shall be required to submit their modification request in writing with responses to the approval criteria listed under Section 10.18.A. The request may be approved by the Director and shall be subject to peer review by an expert employed or on contract with the City at the applicant's expense. Review and approval may occur with the land use permit or as a separate modification with construction permits.